

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SLK - 11/20/79

NRHP - 7/15/82

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Beverley Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Staunton

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Sixth (M. Caldwell Butler)

STATE

Virginia

CODE
51

COUNTY

in city

CODE
790

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Multiple Ownership - (See Continuation Sheet #1)

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

City Hall; Office of the Clerk of Circuit Court

STREET & NUMBER

109-113 East Beverley Street

CITY, TOWN

Staunton

STATE

Virginia

6 REPRESENTATION IN EXISTING SURVEYS (2) (See Continuation Sheet #17)

TITLE

(1) Historic Staunton Foundation Architectural Inventory

DATE

April 1976

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Historic Staunton Foundation Office

CITY, TOWN

Staunton

STATE

Virginia

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Beverley Historic District in Staunton, Virginia is a compact, primarily commercial area consisting of 30 acres and including eleven square blocks. Approximately 150 buildings, of varying degrees of architectural and historical significance, are located within the district which is bounded as follows: on the north by Frederick Street; on the west by Lewis Street; on the south by the Wharf Area Historic District; and on the east by Market Street. Lewis and Market streets, to the west and east respectively, are both transitional boundaries between the central business district and residential areas. Most of the southern boundary borders onto an existing historic district, while most of the northern boundary borders an urban renewal site. Beverley Street, Staunton's "Main Street," bisects the district in an east-west direction.

The designation owes something to historical precedent as well as to existing conditions. All of the area included in the district was already annexed by the city of Staunton as early as 1786. The streets still follow the original grid pattern laid out in the 1740s by the town's founder, William Beverley, and the county surveyor, Thomas Lewis.

Built on a series of hills, Staunton has an extremely rich and varied skyline, an unusual asset for a small town. This is a particularly noteworthy characteristic since Staunton is essentially a low-rise city, with few buildings in the downtown area rising above four stories. The dome of the Augusta County Courthouse, the old YMCA's clock tower, and the observation tower of the Masonic Temple Building stand out as focal points of the skyline. These landmarks are further enhanced by numerous church spires in the surrounding neighborhoods. The hills are an integral part of the town's fabric and contribute greatly to the picturesque quality of the landscape. Panoramic vistas are to be found from many of Staunton's higher elevations.

With the exception of parking areas, there are virtually no open spaces within the district. As a result, landscaping is minimal. The district is a compact, contiguous commercial area, especially along Beverley Street. Here, except for the occasional alleyway, the buildings are all attached with little variety in setback from the street. The width of the streets is essentially the same as it was in the 18th century.

Despite the fact that Staunton was founded in the mid-18th century, the physical remains of that frontier village are, for the most part, gone. The commercial core now consists of a well-preserved collection of 19th-century buildings. Most of these date from the post-Civil War period, although several examples from the earlier part of the century remain. As might be expected, these early buildings are of a simple, vernacular style and are executed in local building materials such as brick or native stone. There are also a few non-conforming intrusions and some heavily remodeled storefronts, but the bulk of the district's buildings reflect the styles of the Victorian era. Facades run the gamut from early 19th-century vernacular through the Victorian-era revivals to the opulence of turn-of-the-century neo-classicism. The predominant style is the Italianate commercial. The most abundant building material is brick, although stone, terra cotta, concrete, and stucco are also used. The prevalence of brick Italianate structures of two to four stories gives a sense of cohesion to the entire downtown area. The few older buildings that do not adhere to this formula (for example those that are taller, of a more exuberant style, or built of a different material) serve to convey a sense of variety and diversity to the street-scapes.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Beverley Historic District in Staunton contains a well-preserved collection of commercial structures comprising one of the most architecturally and historically significant downtown areas in the state of Virginia. Although little except the street plan remains of William Beverley's 18th-century village, the district as it exists today reflects virtually every phase of local 19th- and early 20th-century architectural styles and building techniques. Further, it clearly represents the development of Staunton from an early mill settlement to one of the Shenandoah Valley's leading mercantile centers.

In 1732, just sixteen years after Governor Spotswood's Knights of the Golden Horseshoe first entered the Shenandoah Valley, the John Lewis family settled about two miles east of what is now Staunton. According to tradition, this Scotch-Irish family was the first group of Europeans to emigrate to this vicinity, but others soon followed.

On September 6, 1736 William Gooch, Lieutenant Governor (and later Governor) of Virginia, issued a patent for 118,491 acres west of the Blue Ridge Mountains to William Beverley of Essex County. This land grant embraced a large part of present-day Augusta County.¹ In order to fulfill the terms of his grant, Beverley actively encouraged settlement on his tract, even to the extent of sending agents north to Pennsylvania and Maryland to solicit immigrants. Most of these early settlers were the Scotch-Irish, whose descendants today make up a significant proportion of the area's population. Beverley established himself on his land sometime between 1736 and 1745, probably by building a mill, because in his correspondence, he refers to the settlement as his "mill place."

The first court of Augusta County was commissioned in October of 1745. Beverley had already built a courthouse on his land in anticipation of this action. This rude log building was the first of five county courthouses built on the same site.² With the establishment of a judicial seat at Beverley's mill place, there arose a need for taverns and inns to accommodate travelers. Within a few short years, a village began growing up around the courthouse.

The first mention of the name Staunton occurs on the 1747-48 (not recorded until 1749) town plan laid off by Beverley and surveyor Thomas Lewis, son of the first settler. In this plan, the area around the courthouse was divided into thirteen lots of approximately one-half acre each in 1747; a year later thirty-one more lots were added. This land was deeded by William Beverley for the express purpose of founding a town. Tradition maintains that the town was named for the wife of Governor William Gooch, Lady Rebecca Staunton (also "Stanton"). In November of 1761, Staunton was incorporated by an Act of Assembly; it was governed by a group of trustees until the first mayor was elected in 1802.

Local histories catalogue the Indian wars of the mid-1700s in great detail, giving vivid accounts of the many confrontations between these early settlers and the native

(See Continuation Sheet #18)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Chace, Jacob, Topographical Engineer. Gray's New Map of Staunton.
Philadelphia: O.W. Gray & Son, 1877.

Frazier, William T. "T.J. Collins: A Local Virginia Architect and
his Practice at the Turn of the Century." M.A. Thesis,
University of Virginia, 1976.

(See Continuation Sheet #17)

10 GEOGRAPHICAL DATA

QUADRANGLE NAME Staunton, VA.

ACREAGE OF NOMINATED PROPERTY 30 acres (approximate)

UTM REFERENCES

QUADRANGLE SCALE 1:24000

A 1 7 6 6 8 9 5 0 4 2 2 4 2 5 0

ZONE EASTING

NORTHING

B 1 7 6 6 9 0 4 0 4 2 2 4 1 0 0

ZONE EASTING

NORTHING

C 1 7 6 6 9 1 1 0 4 2 2 3 8 0 0

D 1 7 6 6 9 0 8 0 4 2 2 3 7 1 0

VERBAL BOUNDARY DESCRIPTION Beginning at a point on E side of N. Lewis St.; thence
extending 250' E behind 123 E. Frederick Street to W side of N. Central Ave.; thence extend-
ing approximately 200' S along said side of said street to S side of E. Frederick
St.; thence extending 330' along said side of said street across N. Augusta St.; thence
extending 200' N along E side of said street; thence extending almost 300' E to W side of
N. New St.; thence extending 200' S to S side of E. Frederick St.; thence extending 850' S
along W side of Market St. crossing E. Beverley and E. Johnson streets; thence extending
approximately 100' E from 200 E. Johnson St.; thence extending about 200' S between 200 and

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

(See Continuation Sheet #47)

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY (2) (See Continuation Sheet #46)

NAME / TITLE

(1) William T. Frazier, Executive Director

ORGANIZATION

Historic Staunton Foundation, Inc.

DATE

August 10, 1979

STREET & NUMBER

P.O. Box 2534

TELEPHONE

(703) 885-7676

CITY OR TOWN

Staunton

STATE

Virginia

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☐

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I
hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the
criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Tucker Hill, Executive Director
Virginia Historic Landmarks Commission

DATE NOV 20 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Beverley Historic District, Staunton, Virginia

CONTINUATION SHEET #17

ITEM NUMBER 6 & 9 PAGE 1

6. REPRESENTATION IN EXISTING SURVEYS

- 2) Virginia Historic Landmarks Commission Survey
January 1979 State
Virginia Historic Landmarks Commission
221 Governor Street
Richmond, Virginia 23219

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Gordon, Armistead C. Staunton, Virginia: Its Past, Present and Future.
New York: The South Publishing Company, n.d. (ca. 1893).
Hotchkiss, J. and Waddell, J. Historical Atlas of Augusta County,
Virginia. Chicago: Waterman, Watkins and Co., 1885.
Hotchkiss, Jedidiah. Map of Staunton in Augusta County, Virginia.
Philadelphia: Worley and Bracher, 1870.
Peyton, J. Lewis. History of Augusta County, Virginia. 2d ed. Bridge-
water, Virginia: C.J. Carrier Company, 1953; reprint ed.,
Harrisonburg, Virginia: C.J. Carrier Company, 1972.
Sanborn Insurance Maps. New York: Sanborn Map Company, 1886-1929.
Staunton (Virginia) Daily News Illustrated Edition, July, 1896.
Staunton Deed and Tax Records. City Hall: Office of the Clerk
of the Circuit Court, Staunton.
Staunton in 1901. Chicago: The Levytype Company, 1901.
The Staunton (Virginia) Leader Area Bicentennial Edition, July,
1976.
Waddell, Joseph A. Annals of Augusta County. 2d ed. n.p.: C.
Russell Caldwell, 1901; reprint ed., Harrisonburg, Virginia:
C.J. Carrier Company, 1979.

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PAGE 1, 1

7. DESCRIPTION

Detailing is profuse, especially in the less-altered upper floors. Heavily bracketed cornices, decorated lintels and hood molds, stained-glass windows, classical moldings, and elaborate terra-cotta ornamentation abound in the downtown area.

There are several buildings of outstanding architectural and/or historical merit within the district. One of them, National Valley Bank, has already been designated a Virginia Historic Landmark and has been nominated to the National Register of Historic Places. Other notable buildings include: the old YMCA (1890); the Masonic Temple building (1895-96); and the Augusta County Courthouse (1901).

A number of buildings in the district were designed by architects, including all four mentioned above. The most significant contribution to the architectural quality of the downtown was made by a single architect, T. J. Collins, who practiced in Staunton from 1891 to 1912 (see Significance for details). To have so many professionally-designed buildings is unusual for so small a town.

Building space is devoted almost exclusively to professional and commercial use. Most of the commercial establishments are located at street level, leaving many buildings vacant above the storefronts.

The average building condition is good, with only a few structures needing major repairs; and several are in excellent condition. A number of facades are currently being renovated, using designs provided by Historic Staunton Foundation, the local architectural preservation group. Historic Staunton Foundation's designs are based on the rehabilitation guidelines set forth by the Secretary of the Interior's Standards for Rehabilitation.

WF

8. SIGNIFICANCE

population. However, it should be noted that, given the vast area of what was then Augusta County, most of these wars and raids were far removed from Staunton's immediate environs. Likewise, the battles of the American Revolution seem to have had little direct effect on Staunton, as it was still very much on the frontier. There were, of course, troop conscriptions and the well-documented incident of the Virginia Legislature's meeting at Augusta Parish (now Trinity Episcopal) Church while fleeing Tarleton's troops.³

From 1786 to 1804 several annexations of surrounding land greatly expanded the boundaries of the original town plan. By the turn of the century, Staunton was a proper village that boasted a two-story stone courthouse, a parish church, a post office,⁴ and a boys' academy. Local historian Joseph A. Waddell describes the appearance of the town in 1797 as seen through the eyes of a foreign visitor, French philanthropist Rochefoucauld:

(See Continuation Sheet # 41)

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Beverley Historic District, Staunton, Virginia

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Below is an inventory of all of the buildings comprising Beverley Historic District.

INVENTORY

BEVERLEY STREET

The streets of Staunton were laid out in 1749 by Sir William Beverley, from whom Beverley Street took its official name. Often referred to as Main Street, this area, as well as Staunton itself, grew very slowly until after the Civil War. It was during this period that most of the buildings in downtown Staunton were constructed or remodeled. An 1877 map of the city indicates that 3 blocks of Beverley Street (from Central Avenue to Market Street) consisted of a series of tightly grouped structures. Most of the buildings in the remaining block (Lewis Street to Central Avenue) were not constructed until the 1890s. By the turn of the twentieth century, Beverley Street was a bustling commercial center serving the town's residents and the surrounding areas. Post card and streetscenes from this era picture the street and sidewalks as being paved in brick with granite curbstones. Most of the buildings were unpainted brick and displayed a variety of signs and colorful awnings. A trolley line ran the full length of the street, from the Virginia Institute for the Deaf, Dumb and Blind on the eastside to Thornrose Cemetery on the westside.

North side:

132-24-1 117-123 West: brick, 1 story, flat roof, 4 bays. 20th-century commercial structure. Ca. 1922. Decorative brickwork on facade and sides of building.

-2 113-115 West: Vacant.

-3 105-111 West (Hoover House Hotel): brick, 4 stories, flat roof, 11 bays. Sullivan commercial influences. First 7 bays built ca. 1893; next 4 bays being built in 1894. Corbeled cornice and arched, round-headed openings on 4th story. Designed by local architect, T.J. Collins. 1st and 2nd stories altered, windows boarded up.

-4 103 West (Putnam Organ Works Store): stone, 3 stories, flat roof, 4 bays. Romanesque Revival. 1894. Round-headed openings with

(See Continuation Sheet # 20)

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stained glass on 3rd story, rounded turret forms on each side of building, 1/1 lights. Storefront altered. Originally store for local organ factory which was one of the largest in the country during this period.

132-24-5
101 West: brick, 3 stories, flat roof, 4 bays. Sullivan commercial and Romanesque Revival influences. Ca. 1892. Extensive brick corbeling in cornice, round-headed openings on 3rd story. Storefront altered and windows boarded up. Designed by local architects, Collins and Hackett.

-6
27-29 West (YMCA Building): brick, 4 stories with clock tower, flat roof, 3 bays. Queen Anne influences. 1890. Molded brick in clock tower; bracketed cornice; 3-story, round-arched, central opening; right bay formed by a 3-story, pseudo 3-centered arch. First YMCA constructed in Staunton, the building originally contained an auditorium, gymnasium, bowling alley, track and library.¹

-7
25 West: concrete, 1 story, flat roof, 1 bay. Floral motifs in cornice. Ca. 1890. Storefront altered.

-8
15-23 West (Gooch and Hoge Building): brick, 2 stories, flat roof, 13 bays. High Victorian Italianate commercial structure. Ca. 1880. Stylized brackets and recessed brick panels, 2nd- and 3rd-story windows set in vertical recesses. Lion's-head motif on corner brackets. 2/2 lights. Storefronts altered.

-9
7-13 West (Masonic Temple Building): yellow brick, 5½ stories with roof belvedere, complex gable roof, 7 bays. Eclectic mixture of classical and medieval details. 1895. Central gable with Palladian window and terra-cotta emblem of Masonic order. Elliptical arches in storefront openings (3 bays), fenestration is varied. Third floor originally housed the Virginia Supreme Court of Appeals. I.E.A. Rose, supervising architect.²

¹"Young Men's Christian Association," Daily News Illustrated Edition, Staunton, Virginia, July, 1896, p. 9.

²Ibid., p. 40.

(See Continuation Sheet # 21)

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132-24-133 1-5 West: smooth pebble and wire grill facade, 2 stories, flat roof. 1966 remodeling and alteration of two earlier structures. The corner building was designed by local architects, Collins and Hackett, ca. 1891, for H.L. Lang and Company, Jewelers. Facade materials and scale of present building not in keeping with the historic character of the district.

132-24-10 1-3 East: brick, 3 stories, flat roof, 4 bays. Italianate commercial structure. Ca. 1880. Heavily bracketed cornice. Hood moldings over openings removed, storefront altered.

-11 5 East (Racket Store): 3 stories, flat roof. Eastlake motifs in elaborately carved cornice. 1893. Billboard aluminum facade covers original front, only cornice can be seen. Constructed by A.E. Harnsberger, local merchant, to accommodate his dry goods store.³ 1912 streetscene shows original front.

-12 7 East (Wholey Building): stone, 2 stories with twin towers, flat roof, 3 bays. Venetian Romanesque Revival. 1899. Arched openings in piano nobile. Storefront altered. Designed by local architect T.J. Collins, modeled after 14th-century venetian warehouse. Built by William E. Wholey to house his liquor, tobacco and cigar store.⁴

-13 9-15 East (Witz Building): brick, 3 stories, flat roof, 3 bays. Vernacular commercial structure. 1906. Quoins and classical cornice, limestone sills and lintels. Storefronts altered.

-14 17 East: brick, 3 stories, flat roof, 3 bays. High Victorian Italianate commercial structure. Ca. 1870. Decorative lintels with floral motifs. Cornice details removed, 2nd and 3rd-story openings boarded up, storefront altered.

-15 19-21 East (Switzer Building): brick with ornate architectural terra-cotta facade, 2 stories, flat roof, 3 bays. Venetian Romanesque Revival. 1911 remodeling of pre-1870 structure. Triple arched opening on piano nobile. Terra-cotta patterns include egg and dart, bead and reel, fretwork, dentils and antifixae. Designed by T.J. Collins for D.L. Switzer, Jeweler.

³"The Racket Store," Daily News Illustrated Edition, Staunton, Virginia, July, 1896, p. 22.

⁴"Wholey and Murphy, Dealers in Liquors, Tobacco and Cigars," Staunton in 1901, 1901, p. 12.

(See Continuation Sheet #22)

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132-24-14 23 East: brick, 3 stories, flat roof, 2 bays. Vernacular commercial structure. Pre-1870 structure remodeled at later date. Bracketed cornice, 4/4 lights. 1st-story cornice remains.

-17 25-27 East: brick (Flemish bond), 3 stories, flat roof, 3 bays. Italianate commercial structure. Ca. 1870. Bracketed cornice, decorative hood molding over openings, 6/6 lights. Storefront altered 1947.

-18 29 East: brick, 3 stories, flat roof, 3 bays. High Victorian Italianate commercial structure. Ca. 1885. Hooded dripstones over windows, stylized motifs in cornice, decorative string course above 3rd story. 2nd- and 3rd-story openings boarded up, storefront altered.

-19 101-105 East: 2 stories, flat roof, 6 bays. Brick with pseudo-western front with fake shutters, mansard roof, and barn siding completely covers ca. 1870 vernacular structure.

-20 107 East: 2 stories, flat roof, 2 bays. Pseudo-western front continuation of 101-105 East Beverley Street. Facade covers entire pre-1870 building except bracketed cornice.

-21 109-113 (City Hall): brick 3 stories, gable roof with pediment, 7 bays. Neo-Classical Revival. 1927 remodeling of ca. 1877 structure. Pediment with city seal, Palladian window on 2nd-story central bay, arched opening for doorway with fluted pilasters and broken pediment, rusticated 1st story. Originally Grange Hall, remodeled 1884 for Opera House. 1927 remodeling designed by local architects, T.J. Collins & Son.

-22 115 East: brick, 2 stories, flat roof, 3 bays. Italianate commercial structure. Ca. 1875. Ornately carved double brackets in cornice, 2/2 lights topped by arched hood molds. Storefront altered.

-23 119-121 East (Odd Fellows Hall): brick with stucco and timber framing facade, 4 stories, flat roof with steeply pitched hip roof section, 4 bays. Mid-20th century remodeling of ca. 1895 Chateausque structure. Original roof cresting, finial and patterned slate shingles remain. Original building designed by local architect, T.J. Collins.

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132-24-24 123-127 East (The New Theatre): brick and stucco, 2 stories, gable roof, 5 bays. Italian Renaissance Revival. 1912. Arched openings on 2nd story, terra-cotta ornamentation. 3rd story removed after 1936 fire. Designed by T.J. Collins. 1st story altered.

South side:

134 128-134 West: brick, 1 story, flat roof, 3 bays. Vernacular commercial structure. 1962. Scale and design of structure do not contribute to the historic character of the district.

25 126 West: brick, 3 stories, flat roof, 4 bays. Italianate influences. Late 19th century. Cornice decorated with modillions, arched openings on 3rd story. Designed by local architects, Collins and Hackett. 3rd-story openings boarded up, 2nd-story openings completely bricked over, storefront extensively altered.

135 116-124 West: smooth stone pebble facade completely covers two Art Moderne commercial buildings with large arched openings. Both were designed by T.J. Collins & Son, ca. 1925. Remodeling does not contribute to the historic character of the district.

136 108-112 West: brick, 3 stories, flat roof, 3 bays. Pseudo-colonial facade. 1970 remodeling of ca. 1890 structure. False Palladian window flanked by 2 fake round-headed openings. Streetscenes from the-turn-of-the- 19th century picture original building. Remodeling does not contribute to the historic character of the district.

26 104 West: brick, 2 stories, flat roof, 2 bays. Vernacular commercial structure. Late 19th century. Modest brick corbeling in cornice. Storefront remodeled by T.J. Collins and Son, ca. 1927. One-half of building removed for ramp to parking garage, 2nd-story openings boarded up, storefront extensively altered, pedimented caps missing from 2nd-story openings.

27 20-28 West (Crowle Building): brick, 3 stories, flat roof, 9 bays. Vernacular commercial structure. 1890. Unusually decorated cornice with pendant-like elements, dentils and corbeling; 2/1 lights. Open stairwell with skylight surrounded by offices on 2nd and 3rd floors. Storefronts altered.

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Beverley Historic District, Staunton, Virginia

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132-24-28 16-18 West: brick, 3 stories, flat roof, 6 bays. Italianate commercial structure. Mid-19th century. Large overhanging cornice with brackets, 2nd-story openings capped by pediment set in recessed rounded-arch openings. 6/6 lights. Storefronts altered.

(132-23) 12-14 West (National Valley Bank): stone, 1 story, flat roof, 3 bays. Beaux Arts. 1903. Coupled, fluted semi-engaged columns with Corinthian capitals; attic story with elaborate decoration; magnificent coffered ceiling has an original oval, stained-glass skylight. Designed by local architect, T.J. Collins, based on the Roman Arch of Titus. Listed on the Virginia Landmarks Register and the National Register of Historic Places.

29 6-10 West (National Valley Bank Trust Department): limestone and granite, 3 stories, flat roof, 3 bays. Neo-Classical Revival elements. 1923. Three-part entablature, frontispiece with pediment and Tuscan columns surrounding doorway, unusual exterior recessed glass wall extends from 1st story to below entablature. Designed by T.J. Collins & Son.

30 2-4 West (Augusta National Bank): brick with concrete and stone, 3 stories, flat roof, corner entrance. Art Deco influences. Early 20th-century remodeling of ca. 1885 Italianate commercial structure. Metal railings in windows and around doorway, exterior light fixtures and vertical, concrete raised panels between and above windows show this Art Deco influence. Building connects with other two National Valley Bank buildings.

31 2-4 East (Marquis Building): brick and stone, 3 stories, flat roof with turret and gables, 3 bays. Richardsonian Romanesque Revival influences. 1896. Strong classical entablature and pediment, limestone trim, extensive use of round arch form, turret at corner. Designed by T.J. Collins.

32 6 East: brick with stucco and metal facade, 2 stories, gable roof with 2 pedimented dormers, 3 bays. Vernacular structure. Early 19th century. Unusual brick tooth ornamentation in cornice line, lintels have raised corner blocks. 2nd-story openings boarded up, storefront extensively remodeled.

33 8-10 East: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Mid-20th century extensive remodeling of early 19th-century building. Brick, recessed panels over 2nd-story openings, 6/1 lights.

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132-24-34 12 East: brick, 2 stories, flat roof, 2 bays. Eastlake motifs in cornice and around openings. 1888 remodeling of ca. 1870 structure. Colored glass in 2nd-story openings. Storefront altered.

-35 14-16 East: brick, 2 stories, flat roof, 4 bays. High Victorian Italianate. Ca. 1895. Highly stylized, pressed-metal cornice with brackets and floral patterns, 2nd-story openings have pressed-metal caps. Storefront remodeled by T.J. Collins, ca. 1911.

-36 18 East: brick, 2 stories, flat roof, 3 bays. High Victorian Italianate commercial structure. Pre-1870 structure remodeled ca. 1887. Highly stylized, pressed-metal cornice with brackets and floral patterns, 2nd-story openings have pressed-metal caps.

-37 20-24 East: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Ca. 1887. Pressed-metal caps over 2nd-story openings. 3rd story and cornice lost in fire, storefronts altered.

-38 26-28 East: brick (left side Flemish bond, right side Common bond with Flemish variation), 2 stories, gable roof, 4 bays. Vernacular structure built in 2 stages. Early 19th century. Molded brick cornice on half of building, the rest is wooden; wooden lintels with corner blocks. 1st story extensively remodeled in late 19th century including adding a bracketed cornice.

-39 30-34 East: brick, 2 stories, gable roof, 3 bays. Vernacular commercial structure. Early 19th century. 1st-story openings altered, bracketed cornice added late 19th century.

-40 100-104 East: brick, 2 stories, flat roof, 5 bays with 2 storefronts. Vernacular commercial structure. Early 20th century.

-41 106-110 East: brick, 2 stories, gable roof, 5 bays. Vernacular commercial structure. Mid-19th century. 6/6 lights. Storefronts extensively remodeled.

-42 112-118 East: pseudo board and batten and fake stone facade over brick, 2 stories, gable roof with stepped ends and two chimneys. Vernacular structure. Mid-19th century. 1/1 lights. Storefront extensively remodeled.

-43 124-126 East: brick, 3 stories, mansard roof with dormers, 2 bays. Vernacular commercial structure. Mid-19th century. 1/1 lights. Slate-shingled mansard roof added at the turn-of-the-century.

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- 132-24-44 128 East: brick (Flemish bond), 3 stories, mansard roof with dormers, 3 bays. Vernacular commercial structure. Early 19th century. 1/1 lights. Slate-shingled mansard roof added at the turn-of-the-century.
- 45 130-132 East: yellow brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Early 20th century. 1/1 lights. Minimal decoration and architectural features.
- 46 134-136 East: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Mid-20th century. Decorative brick panels, casement windows. Fake colonial facade on 1st story.
- 47 138-140 East: brick, 3 stories, flat roof, 4 bays. Italianate commercial structure. Ca. 1870. String courses ~~separate~~ stories and form segmental-arch label molds over 3rd-story openings and rounded-arch label molds over 2nd-story openings; bracketed cornice with decorative panels.

FREDERICK STREET

Included in the original 1749 plat, Frederick Street is named after Frederick, the Prince of Wales.

North side:

- 48 123 West (United States Post Office): brick, 2 stories, hipped roof, 7 bays. Colonial Revival influences. 1936. Round-headed openings with fanlights on 1st story.
- 49 117-119 West (Smith Fuel Company Ice Building): brick, 2 stories, flat roof, 3 bays. Sullivan commercial. 1910. Brick corbeling in cornice, 3-centered arch opening in right bay. Designed by T.J. Collins, based on Louis Sullivan's National Farmers Bank in Owatonna, Minnesota. Building has been extensively remodeled, arch removed from left bay, 2nd story added to central bay.
- 50 103 West (B.P.O.E. Lodge): brick, 3 stories with raised basement, hipped roof, 5 bays, Neo-Classical Revival. 1912. Main entrance portico supported by 4 fluted Corinthian columns, modillion blocks and dentils in classical entablature. Designed by Hulmboe & Lafferty of New York and Clarksburg, West Virginia.

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132-24-51 5-7 East: brick, 3 stories, flat roof, 4 bays. Vernacular commercial structure. Ca. 1905. 2/2 lights, segmental-arch openings, simple brick corbeling in cornice. Storefront remodeled.

52 9-13 East: brick, 3 stories, flat roof, 4 bays. Italianate influences. Late 19th century. Simple bracketed cornice, two corbeled chimneys, 6/6 lights on 3rd story. Storefront altered.

53 15-17 East: brick, 3 stories, flat roof, 3 bays. Italianate influences. Ca. 1875. Simple bracketed cornice, 2/2 lights.

54 19-21 East: brick, 3 stories, flat roof, 3 bays. Italianate influences. Ca. 1875. Bracketed cornice.

South side:

55 112-114 West: brick, 2 stories, flat roof, 2 bays. Vernacular commercial structure. Ca. 1930. Lacking any characteristics of an architectural style.

56 12-20 West (Hamrick's Funeral Home): stone, 2 stories with attic, flat roof, 3 bays and 1-story side wing. Neo-Classical Revival. 1926 remodeling of ca. 1870 Italianate structure. Columns in antis with Egyptian-like capitals, central pediment, undecorated entablature, attic with balusters. Remodeling designed by T.J. Collins & Son. Undertaking business in operation since 1865. The widow of one of the original owners, Mrs. Clara Fishburne Hamrick, was the first licensed woman embalmer in the United States.⁵

57 12 East: brick, 2 stories, flat roof, 2 bays. Vernacular dwelling. Ca. 1860. 6/6 lights on 2nd story. First story altered.

10 E. 16 SAME AS 32 NORTH NEW

58 100 East (First Presbyterian Church Sunday School Building): brick, 2 stories, gable roof, 3 bays. Jacobethan Revival. 1916. Entry bay recessed with 4-center pointed arch, first story contains drop-arch openings, 2nd story has multiple rectangular openings with stone mullions and leaded-glass windows.

⁵"Over 100 Years of Dignified Service," The Staunton Leader Area Bicentennial Edition, July, 1976, p. 68.

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132-24-59 100 East (First Presbyterian Church): brick, 2½ stories, gable roof with twin towers, 5 bays. Romanesque Revival. 1872. Round-headed openings, brick corbeling, right tower with steeple.

-137 100 East: Playground for church nursery.

JOHNSON STREET

This street has had numerous names from the time of the 1749 plat. The block in front of the Courthouse (Augusta Street to New Street) was appropriately called "New Courthouse Street" until 1904 according to Sanborn Insurance Maps. The two blocks from Lewis Street to Augusta Street were termed "Spring Lane" until 1894 when it took its present name.

North side:

-138 Northeast corner of Lewis and Johnson Streets (Parking Garage): brick and concrete, 3 stories, parking structure. 1975. Does not contribute to historic character of the district.

-160 25-27 West: brick, 2 stories, flat roof, 4 bays with corner entrance. Romanesque Revival influences. Ca. 1911 remodeling of pre-1870 structure. Arched openings on 2nd story, corbelled cornice. Remodeling designed by local architect, T.J. Collins for C.J. Hounihan.

-161 23 West: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Ca. 1880. Segmental-arched openings on 2nd story. 2nd-story openings boarded up, storefront extensively altered.

-162 19-21 West: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Ca. 1895. 3 large arched windows on 2nd story, decorative brick panels above arches, parapet wall above cornice line. Storefront remodeled.

-163 17 West: brick, 2 stories, flat roof, 2 bays. Vernacular commercial structure. Ca. 1900. 2 large arched openings on 2nd story, decorative brick panels above arches, parapet wall above cornice line, decorative stars in pilasters. Storefront altered.

-164 15 West: brick, 2 stories, flat roof, 2 bays. Italianate influences. Ca. 1900. Bracketed cornice, segmental-arched openings on 2nd story, 2/2 lights.

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132-24-65 11 West: brick, 2 stories, flat roof, 2 bays. Italianate influences. Ca. 1890. Bracketed cornice. Facade heavily remodeled.

(132-1) Northeast corner of Augusta and Johnson Streets (Augusta County Courthouse): brick, 2 stories, complex gable roof with cupola, 5 bays. Neo-Classical Revival. 1901. Central pedimented portico supported by yellow brick columns with Composite capitals, flanked by two wings, large cupola with Statue of Justice, heavily decorated entablature and tympanum. Designed by T.J. Collins. Present courthouse is constructed on the site of the first log cabin courthouse which was built in 1745.⁶ All together there have been 5 courthouses on this site.

-66 15-17 East: brick, 2 stories, flat roof, 4 bays. Vernacular commercial structure. Ca. 1905. Dentils and modillion blocks in 3rd-story cornice and modillion blocks in 1st-story cornice, stone lintels and sills.

South side:

-67 118 West: board and batten, 2 stories with raised basement, hip roof, 3 bays. Vernacular dwelling. Ca. 1855. Scalloped bargeboards along eaves of roof, central chimney, 6/6 lights. Very original including interior woodwork. Oldest unaltered residence in downtown area.

-68 114-116 West: brick, 2 stories, flat roof, 4 bays. Vernacular commercial structure. Ca. 1925. Segmental-arched openings, brick corbeling.

-69 110-112 West (Stratton Building): brick, 3 stories, flat roof, 4 bays. Sullivan commercial influences. 1910 warehouse. 3-story arched opening, cement molded cornice with "S"-motif panels. Designed by T.J. Collins.

-139 Johnson Street Parking Lot.

⁶ Joseph A. Waddell. Annals of Augusta County, Virginia from 1726-1871. Harrisonburg: C.J. Carrier Company, 1902, p.p. 534-535.

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-140 (10) Southeast corner of Augusta and Johnson Streets (Augusta County Office Building): brick, 3 stories with 2-story side wing, flat roof, 3 bays. Office building. 1953. Does not contribute to the historic character of the district.

-141 (00) 14-16 East: Vacant (Building demolished May, 1979)

LEWIS STREET

The first known white settler in the vicinity was John Lewis who migrated to this area ca. 1732. As Staunton developed, his family prospered and attained prominence in a number of vocations. One of John Lewis's sons, Thomas, surveyed the streets that were included in the 1749 plat for William Beverley. Lewis Street is aptly named for the Lewis family who contributed much during Staunton's early development.

132-24-70 119 South: brick, 2 stories, flat roof, 5 bays. Vernacular commercial structure. 1949. Brick string course on cornice, parapet wall capped in cement.

-71 117 South (Staunton Creamery): brick, 2 stories, flat roof, 5 bays. Vernacular commercial structure. 1929. Very similar to 119 South Lewis Street.

-72 109-111 South (Laboratory of Hite's Remedies): brick, 2 stories, sloped flat roof, 6 bays. Italianate commercial structure. 1893. Bracketed cornice with decorative pediment and finials, pedimented window surrounds with brackets. 2/2 lights. Original painted signage still visible.

-142 (00) 1 North: brick, 1 story, flat roof, 3 bays. Garage. Ca. 1950. Does not contribute to the historic character of the district.

-73 17 North (Faith Lutheran Church): brick, 1 story, gable roof with central steeple, 1 bay. Neo-Colonial, 1960 remodeling of ca. 1887 Gothic Revival church by Milton Grigg of Charlottesville.

-74 23-25 North (Community Federal Savings and Loan): brick and stucco, 2 stories, flat roof. Commercial structure. Ca. 1969. Frederick Street facade relates to streetwall in scale and materials.

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CENTRAL AVENUE

Central Avenue was known as "Water Street" until 1895.

West side:

132-24-75
12-14 North: brick, 2 stories, flat roof, 4 bays. High Victorian Italianate structure. Ca. 1895. Elaborate pressed-metal cornice with floral motifs, one of the few remaining decorative pediments in town, segmental hood moldings over windows with brackets. 2nd-story openings boarded up, storefront extensively remodeled.

76
16-30 North (Whitmore Building): processed cement-stone blocks, 2 stories, flat roof, 16 bays with 5 storefronts. Vernacular commercial structure. 1903. Dentils in cornice, 1/1 lights. Storefronts altered.

77
32-38 North ("Colored School"): brick, 3 stories, flat roof, 4 bays. Vernacular commercial structure. Pre-1870 school remodeled ca. 1918. Changed from 2 stories to 3 stories. Bracketed cornice, brick corbeling.

78
108-110 North: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. Ca. 1920. Modestly corbelled cornice, decorative brick panels.

79
114-120 North: brick, 2 stories, flat roof, 8 bays. Italianate commercial structure. Ca. 1908. Bracketed cornice, round-headed openings, 6/6 lights. Designed by T.J. Collins for L.W.H. Peyton. Storefronts moderately altered.

East side:

80
11 South: brick, 2 stories, gable roof, 3 bays. Warehouse. Ca. 1895. Stepped gable-end facade. Diagonal batten doors.

143
11-13 North: stucco and aluminum grills, 3 stories, flat roof, 3 bays. Ca. 1905 structure heavily remodeled mid-20th century. Building materials and remodeling do not contribute to the historic character of the district.

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-144 100 15 North: stucco and aluminum grills, 2 stories, flat roof, 2 bays. Ca. 1905 structure heavily remodeled mid-20th century. Building materials and remodeling do not contribute to the historic character of the district.

132-24-81 17-19 North: brick, 2 stories, flat roof, 3 bays. Italianate commercial structure. Ca. 1905. Bracketed cornice, decorated finials with ball, decorative caps over 2nd-story openings. Heavily remodeled storefront, yet 1st-story cornice remains.

-82 21-29 North (The Virginia Building): brick, 4 stories, flat roof, 5 bays. Art Deco influences. Ca. 1910. Bays divided by brick supports. Storefronts altered. Top floor added.

AUGUSTA STREET

Bisecting Beverley Street in the center of the business district, Augusta Street was the second most commercially active street in Staunton and the only other downtown street serviced by a trolley line. It was an extension of the Valley Turnpike (now U.S. Route 11) and it led directly into the Wharf warehouse district and the C&O Depot. The street is named for the county which surrounds Staunton.

West side:

-145 100 108-118 South: Augusta County Employee Parking Lot

-83 38-40 South (Planters Bank and Trust Company): brick, 2 stories, flat roof, 3 bays. 1977 remodeling joining together two mid-20th-century bank structures. Molded brick cornice, arched openings. Materials and scale relate to surrounding structures.

146 100 24 South: Planters Bank parking and drive through.

-147 100 16 South: United Virginia/National Valley Bank drive through.

-84 12-14 South: brick, 2 stories, flat roof, 1 bay. Neo-Classical influences. 1911 remodeling of earlier structure. Strong classical cornice with Greek motifs, 1 large segmental-arched, 3-part window with keystone dominates facade. 1911 remodeling designed by T.J. Collins for Messrs. Hogshead and Alexander.

(See Continuation Sheet #33)

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132-24-85 8-10 South: brick, 2 stories, flat roof, 4 bays. Vernacular commercial structure. Late 19th-century remodeling of earlier structure. Simple corbelled cornice, Rinceau molding above 1st-story openings, architrave trim above 2nd-story openings. 1/1 lights.

86 6 South: concrete facade, 2 stories, flat roof, 1 bay. Pre-1870 structure heavily remodeled mid-20th century. Original facade appears to have been similar to 8-10 South Augusta Street.

87 8-10 North: brick, 2½ stories, flat roof, 5 bays. High Victorian Italianate. Ca. 1885. Elaborate pressed-metal cornice and hood molds, decorated spandrels, 1st-story original cornice remains. Storefronts altered.

88 12-14 North (Visulite Theatre): brick, 1 story, flat roof, 4 bays. Vernacular commercial theatre structure. Ca. 1930. Undecorated brick facade.

-148 mc 20-22 North: Parking lot.

89 24-30 North (R.L. Stratton Building): brick, 3 stories, flat roof, 5 bays. Italianate influences. Ca. 1880. Unusual and elaborate brick corbeling extending around 3rd-story openings, decorative carved lintels over 2nd-story openings, 1st-story original cornice remains. Storefronts altered.

90 32-34 North: brick, 3 stories, flat roof, 4 bays. Italianate commercial structure. Ca. 1890. Bracketed cornice with dentils and molded panels, decorative lintels over windows. Storefront altered.

-149 mc 36-46 North: Parking lot.

East side:

-91 9-13 South: brick with metal fake front, 2 bays. Pseudo-colonial facade composed of 6/6 fake windows, shutters, porticoes, and balconies. Facade covers two pre-1870 structures. 11-13 South Augusta Street is a 3-story Italianate commercial structure with corbelled cornice. 9 South Augusta Street is similar to 7 South Augusta Street. Streetscenes from the turn-of-the-century picture both buildings.

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132-24-92 7 South: brick, 2 stories, flat roof, 2 bays. Vernacular commercial structure. Ca. 1870. Decorative lintels over 2nd-story openings. Cornice removed and storefront heavily remodeled.

93 9-11 North: brick, 3 stories, flat roof, 3 bays. Italianate commercial structure. Ca. 1870. Bracketed cornice, decorative lintels. Storefront bricked up.

94 13-15 North: brick, 2 stories, flat roof, 5 bays. Italianate commercial structure. Ca. 1895. Segmental-arched openings, bracketed cornice. Storefront altered to garage opening.

150 NO Augusta Street Parking Lot.

95 21-25 North: brick, 2 stories, flat roof, 4 bays. Italianate commercial structure. Ca. 1870. Bracketed cornice, decorative lintels over 2nd-story openings, 2/2 lights. Storefront altered.

96 27-29 North: brick, 2½ stories, flat roof, 3 bays. Italianate commercial structure. Ca. 1875. Decorative lintels over 2nd-story openings, bracketed cornice, 2/2 lights on 2nd story. 1st story appears unaltered. Rear wing added ca. 1928 and was designed by T.J. Collins & Son. Facade renovated, 1979.

97 41 North (YMCA Building): brick, 4 stories, hip roof, 5 bays. Italian Renaissance Revival. 1914. Corbeled brick string course with zig-zag patterned panels, piano nobile features 3 rounded-arched openings containing windows of 2 and 3 stories, 1st story composed of rusticated brick and segmental-arched openings. Entrance features double engaged columns. This was the second YMCA built in Staunton with half the funds being donated by the estate of Cyrus Hall McCormick, inventor of the reaper.⁷ Interior details include solid walnut paneled lobby, an auditorium, swimming pool and gymnasium. Designed by Shattuck and Hussey of Chicago; T.J. Collins & Son served as local supervising architects.

⁷"Y Over Century Old Was Second in Virginia," The Staunton Leader Area Bicentennial Edition, July, 1976, p. 126.

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132-24-98 101-103 North: brick, 2 stories, flat roof, 5 bays with corner entrance. Vernacular commercial. 20th century. Casement windows.

99 105 North: brick, 2 stories, flat roof, 3 bays. Vernacular commercial structure. 1955. Lacking any characteristics of an architectural style.

100 109-119 North (Plecker Building): brick, 3 stories, flat roof, 3 bays with 4 openings in each. Italianate commercial structure. Ca. 1874. Large elaborate cornice with brackets and decorative panels. Bracketed caps over openings. 6/6 lights. Storefronts moderately altered.

COURT PLACE

Commonly known as Barrister's Row.

North side:

101 1-13: brick (Flemish bond), 1 story, gable roof, 15 bays. Vernacular structure which was built as 7 separate law offices. Mid-19th century. Shingled gable ends and numerous tall chimneys. Located directly behind Courthouse.

102 17-19: brick, 2 stories, flat roof, 3 bays. Italianate influences. Ca. 1870. Bracketed cornice, segmental-arched openings.

103 21: brick, 2 stories, flat roof, 3 bays. Italianate influences. Ca. 1870. Segmental-arched openings.

LAWYER'S ROW

East side:

104 1-3 (Lex Building): brick, 2 stories, flat roof, 3 bays. Vernacular structure. Late 19th century. 2nd story added early 20th century. Corbeled cornice.

105 5 (Law Building): brick, 3 stories with 2-story wing, flat roof, 5 bays. Italianate commercial structure. Ca. 1870. Remodeled early 20th century, top floor added.

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132-24-100 7-9 (Echols Building): brick, 3 stories, flat roof, 5 bays. Colonial Revival structure. Ca. 1903. Rusticated brick on 1st story, concrete lintels with keystones, modillion blocks and dentils in cornice, limestone foundation. Designed by T.J. Collins. The Echols Building is connected to a 1-story, brick building on the north. This ca. 1860 vernacular structure was one of a series of 5 similar buildings that were replaced by the Echols Building.

NEW STREET

New Street was annexed to Staunton in 1786. It was originally part of the 25 acres that William Beverley had deeded to Augusta County.

West side:

-107 114-116 South (Beverley Garage): brick, 3 stories, flat roof, 9 bays. Colonial Revival. Ca. 1910. Chippendale-influenced concrete balustrade, classical cornice with modillion blocks, undecorated frieze. Each rectangular bay is 2 stories high and consists of 2 windows on the 2nd story and 2 windows with transoms on the 3rd story. 1st story altered.

-108 104 South (Beverley Hotel): brick, 5 stories, flat roof, 8 bays with corner entrance. Vernacular hotel. Ca. 1905. Bracketed cornice, string courses separate stories, stone lintels and sills, 1/1 lights.

-109 32-34 South: brick, 4 stories, flat roof, 3 bays. Vernacular commercial structure. Ca. 1905. Cornice with dentil blocks, segmental-arched openings, 1/1 lights. Storefront altered.

-110 24-30 South: brick, 2 stories, flat roof, 7 bays. High Victorian Italianate. Left 3 bays, ca. 1887; right 4 bays, ca. 1892. Pressed-metal cornice with brackets and dentils, ornate decorative lintels over 2nd-story openings. Storefronts altered.

-111 20-22 South (Eakleton Hotel): brick, 4 stories, mansard roof, 5 bays with protruding central bay. Second Empire style hotel. Ca. 1894. Mansard roof with pedimented dormers, corbelled cornice, Rinceau decoration above 1st story. Roof of central tower with cresting removed, 3rd- and 4th-story openings boarded up, central-bay balconies over entry and at 3rd and 4th stories removed, 1st-story arched openings and central loggia entrance removed. Designed by T.J. Collins.

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13224-112 16-18 South: brick, 2 stories, flat roof, 4 bays. Vernacular commercial structure. Ca. 1895. Corbel ed cornice, segmental-arched openings, 1/1 lights.

-113 14 South: brick, 2 stories, flat roof, 2 bays. Italianate commercial structure. Ca. 1895. Bracketed cornice, segmental-arched openings. Storefront original.

-114 10-12 South: brick, 2 stories, gable roof, 3 bays. Vernacular structure. Ca. 1840. Wooden lintels with corner blocks. Interior and storefront remodelings, rear addition designed by T.J. Collins & Son, Ca. 1917 for J.J. Murphy. Present storefront also designed by T.J. Collins & Son at later date.

-153 NO 4-8 South: Parking lot.

-115 10-12 North: brick (Flemish bond), 3 stories, hip roof, 3 bays. Italianate dwelling. Mid-19th century. Simple bracketed cornice, recessed front entrance with transom and sidelights is capped by a small 2nd-story balcony which is supported by brackets and surrounded with a cast-iron, ornate balcony, paired windows with 4/4 lights.

-151 NO 28-30 North: brick, 1 story, flat roof, 3 bays. Pseudo-colonial office structure. Mid-20th century. Style and scale of structure do not contribute to the historic character of the district.

-116 ALSO 18 E. FREDERICK 32 North: brick (Flemish bond), gable roof, 3 bays. Neo-classical dwelling. Mid-19th century. 1-story entry porch with dentils, supported by rectangular columns and pilasters; gable end forms pediment of main facade, semicircular window with Gothic tracery in pediment, wooden lintels with corner blocks.

-117 104 North (Cochran House): stucco, 2 stories, hip roof, 3 bays. Italianate dwelling. Mid-19th century. Bracketed cornice, Colonial Revival porch with coupled Ionic columns.

East side:

-152 NO 35 South: cinder block with metal facade, 1 story, flat roof, 3 bays. Gas Station. Mid-20th century. Does not contribute to the historic character of the district.

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-144 ~~100~~ 15-23 South: New Street Parking Lot.

132-24-118 11-13 South: brick, 3 stories, flat roof, 4 bays. Commercial structure. Late 19th century. Segmental-arched openings, 2/2 lights, corbelled cornice. 1st story altered.

-119 3-7 South: stone with brick facade, 2 stories, gable roof with pedimented dormers, 4 bays. Vernacular structure. Ca. 1800. 2/2 lights in dormers which are a later addition. 2nd-story openings bearded up. 1st story remodeled into 2 storefronts in late 19th century, bracketed cornice added.

-120 7-11 North: brick, 2 stories, flat roof, 5 bays. Vernacular commercial structure. Late 19th century. Segmental-arched openings, 6/1 lights. Top cornice missing, storefront altered.

-155 ~~100~~ 15 North: Parking lot.

-121 21 North: brick, 2 stories, hip roof, 3 bays. Vernacular dwelling. Ca. 1920. Segmental-arched openings. Entrance with transom and sidelights, 1/1 lights. Front porch removed.

-122 23-25 North: brick, 3½ stories, flat roof, 4 bays. Italianate duplex dwelling. Mid-19th century. Bracketed cornice, 6/6 lights.

GREENVILLE AVENUE

South side:

-156 ~~100~~ Greenville Avenue Parking Lot.

-157 ~~100~~ 130-132: Parking Lot.

(m
132-14) Grain Bins: Three cinder block grain bins. Ca. 1960. Part of White Star Mill Complex (See Wharf Area Historic District National Register form).

-158 ~~100~~ 140: Vacant.

North side:

-123 115-119: brick and cinder block, 1 story, flat roof, 3 bays. Vernacular commercial structure. Ca. 1895. Designated as "cobbler" on 1899 map.

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132-24-124 121-123: brick, 3 stories, flat roof, 5 bays. Vernacular commercial warehouse. Ca. 1892. Brick pilasters define bays, segmental-arched openings, corbeled cornice, diagonal batten doors.

-125 125-137: brick, 3 stories, flat roof, 5 bays. Vernacular commercial warehouse. Ca. 1920. Wooden lintels over 1st-story openings, diagonal batten garage doors. 6/6 lights on 2nd and 3rd stories.

KALORAMA STREET

South side:

-126 200: frame, 1 story, hip roof, 4 bays. Vernacular structure. Ca. 1880. Originally used as a synagogue until 1925.

MARKET STREET

Market Street was annexed to Staunton in 1786.

West side:

-127 24 South (Stonewall Jackson Hotel): brick, 5 stories, flat roof with penthouse, 3 bays. Colonial Revival hotel. 1925. Round-arched openings on 1st story, central bay has 4 brick pilasters, applied balustrade with urn motif above 4th-story level, classical cornice. Designed by H.L. Stevans & Company of New York, Architects & Engineers, 522 5th Avenue.

-128 20 South: brick, 2 stories, flat roof, 4 bays. Italianate dwelling. Ca. 1870. Bracketed cornice, decorative brickwork under eaves, 2/2 windows with blinds and decorative lintels. Mid-20th century, one-story snack bar attached to left side of structure.

-159 18 South: Vacant.

-129 10-12 South: brick, 1 story, flat roof, 4 bays. Vernacular commercial structure. Built in 1927 as a cleaning and dye works.

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132-24-130 10 North: brick, 2 stories, hip roof with tower, 3 bays. Queen Anne style dwelling. Ca. 1900. Corbeled cornice, segmental-arched openings, decorative brackets and framing on porch with sawn millwork lintels.

131 18 North (First Presbyterian Church Educational Building): brick, 3 stories, gable roof, 2 bays. Pseudo-colonial detailing. Mid-20th century.

132 20 North: brick, 2 stories, hip roof with tower, 3 bays. Queen Anne style dwelling. Ca. 1892. Corbeled cornice, decorative chimneys, segmental-arched openings. Front entrance porch altered. Designed by Collins & Hackett for Mary Julia Baldwin, Principal of Augusta Female Seminary, now Mary Baldwin College.

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He(i.e. Rochefoucauld) does not give a flattering picture of the place...He says there were eight inns here, fifteen to eighteen stores, and about eight hundred inhabitants. Two market days were kept weekly, but badly furnished with provisions...A newspaper was published twice a week (?). The inhabitants, like the generality of Virginians, were fond of gambling and betting. The traveler witnessed here two miserable horse races. Manners were much like those of Richmond, nor were the people 'actuated by a superior desire to discharge the debts which they contracted.' During his stay at the inn he 'saw great numbers of travelers pass by, merchants and sellers of land, going to Greenbrier and Carolina, or persons on their way to the medicinal springs.' The goods sold by the storekeepers were brought from Baltimore or Philadelphia.⁵

Although it is known that the population, and consequently the physical size, of the town experienced some growth over the next few decades, it appears that the character of that frontier village changed little. Again, we are indebted to Waddell for the following colorful description of Staunton nearly forty years after the Frenchman's visit:

(I)n 1833, the town was very shabby and unattractive, in respect to its streets and buildings, public and private. Very few of the side-walks were paved, and pedestrians floundered in the mire at almost every step. The side-walks of some of the streets had been railed off, to protect people on foot from vehicles and cattle, but most of the rails had fallen off, so that only a remnant remained, with here and there a post. The town authorities discouraged the planting of trees, and therefore the aspect of the town was bare and bleak. The courthouse stood in the yard still used for that purpose. It was an unsightly stone structure, nearly square, and two stories high...

The county jail...was as plain and unsightly as the courthouse. The town market-house was a large shed with roof supported by posts, and no side walls on the corner of the jail lot next Augusta street. In the rear of the market-house stood the whipping-post and pillory.

Augusta street terminated a short distance south of the creek. The top of "Gospel Hill" was the eastern terminus of Beverley street, and the main Winchester road entered the town over the hill...

The people of Staunton obtained water for drinking and cooking from a half dozen public wells, and the labor of carrying water to distant points no doubt retarded the growth of the town. There were few houses on the hills.

(See Continuation Sheet #42)

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There were three churches in Staunton...all three were without ornamentation.

A new house was seldom built, and an old one quite as seldom repaired. The furniture of the dwellings was very plain, and generally home-made.

The streets often presented a deserted and desolate appearance. On many days in the summer time, a person stepping into the main street would not see another living thing, man or beast, from 'the head of Newtown to the top of Gospel Hill.'

There was a singular disregard for neatness and comfort in the public streets...People walking shared the way with horses and cows...piles of litter thrown out on the highway adorned every stable door, and sent their fetid drainage meandering through the gutters of the town...In rainy weather, the ground around the courthouse was like a swamp.

The taverns were the Bell, the Eagle, the Wayne and the Washington...

It will be observed that there were no 'hotels' in those days, at least in this part of the country; but all houses of public entertainment were called taverns...every tavern in town had a large bell...which was used to summon guests to their meals. The bells were rung twice before each meal... Thus, morning, noon and evening there was a great clatter in the town...

Another familiar sight in Staunton, in 1833, was the 'Knoxville Teams.' At that time the merchants of East Tennessee transported their goods from Baltimore in wagons, and every spring and fall many lumbering wains passed through town...The United States mails for southwestern Virginia and east Tennessee were brought through Staunton in stage coaches...

Staunton was also a great thoroughfare for travelers going to and returning from the Virginia springs. During the 'springs season,' the town was alive with stage coaches, besides the private carriages in which many wealthy people traveled. Some of the latter and all of the former were drawn by four horses, and occasionally there was quite a display of liveried servants.⁶

It was only after 1840 that the town began to respond to the changes taking place all across the country. The frontier was moving steadily westward due to, among other things, the improvement of all modes of transportation. In the late 1830s and early 1840s several major roadways near Staunton were improved or macadamized. This "...led to a considerable increase in the trade and prosperity of Staunton shortly after 1840."⁷

(See Continuation Sheet #43)

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Another factor that influenced Staunton's growth was the establishment during the second quarter of the century of several institutions. Western Lunatic Asylum (now Western State Hospital) was founded in 1825, and in 1839 the Institute for the Deaf, Dumb and Blind (now Virginia School for the Deaf and Blind) was established. Augusta Female Seminary (now Mary Baldwin College) was founded in 1842, and the Virginia Female Institute (now Stuart Hall School) was established in 1844. The main buildings of all four of these institutions were built using architectural styles based on the classical forms of Greece and Rome.⁸ Although the Greek Revival was already prevalent in less remote parts of the country, it was not common in the Staunton area. The aforementioned buildings did influence local residential building styles somewhat but had little effect on the commercial structures of the town. A notable exception was the fourth Augusta County Courthouse which was erected in 1835-36 in the Greek Revival style, but Waddell deems the structure "...not architecturally correct."⁹

But the greatest influence on both Staunton's growth and its economy was the completion in 1854 of the Virginia Central Railroad (now the Chesapeake & Ohio). For the first time since the town had been founded, area farmers had easy access to the lucrative northern and eastern markets, and merchants could obtain their goods quickly and inexpensively. The Valley Railroad, which ran north-south through Staunton, was completed in the mid-1870s, giving the town a strategic location at the crossroads of two major rail lines.

During the Civil War, Staunton served as an important military station and supply depot. Also, extensive hospital facilities were maintained here throughout the war. The area immediately adjacent to the railroad was built up with arsenals and commissary warehouses.¹⁰ Because Staunton was, to a great extent, spared the physical ravages of the Civil War, commercial growth continued unabated in the decade from 1860-1870.

However, it was after the war that Staunton experienced its greatest era of expansion. From 1870 to 1910, the "shabby and unattractive" town so vividly reported on by Waddell was swept into the modern age as it grew at an unprecedented rate into a prosperous mercantile center. The rail network gave access to the rich mineral deposits in nearby West Virginia. Land sales all over the Shenandoah Valley were booming. Huge fortunes were made locally in land and mineral speculation during the 1880s and 1890s. Merchants, too, prospered, due to the larger and wealthier population. Farming, formerly only a subsistence occupation, now had the potential of being a lucrative pursuit. It was Staunton's good fortune to be located in the heart of a rich agricultural area with abundant game and to have the extensive rail facilities to transport these goods.

Downtown mirrored the prosperity of the times. Most of the commercial structures in the Beverley Historic District were built or remodeled during the period from 1870 to 1910. Downtown buildings, formerly simple, vernacular structures, were replaced by more elaborate buildings which properly reflected the wealth of their owners. The four blocks

(See Continuation Sheet #44)

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of Beverley Street were built up into a dense commercial area. Stores, most of them between two and four stories high, abutted one against the other. The predominant style of these buildings was the Italianate commercial, with its characteristic heavily decorated cornices and brackets.

In times past, many residences had been located in the downtown area. As a result of this increased commercial activity, dwellings made way for business establishments. By 1900 building use in the district was almost entirely commercial.

During the last decade of the 19th century, Staunton was in its heyday. The population had swelled to 12,000. There were four hotels, a fully equipped YMCA (the second in Virginia), an opera house, a telephone company, many factories and mills, and depots for two great national railroads, the Baltimore & Ohio and the Chesapeake & Ohio.¹¹

During the 1890s several downtown buildings were erected in the eclectic architectural styles of the late Victorian period. The YMCA (Queen Anne - 1890), the Marquis Building (Romanesque Revival - 1895), and the Masonic Temple Building (Victorian Eclectic - 1895-6), were all considerably larger than their neighbors, making them commanding presences on Main Street.

This movement away from the more common Italianate style of the 1870s and 1880s continued into the first part of this century. Within the district, there are several examples of designs based on Venetian models intermixed with a Beaux-Arts bank (National Valley Bank - 1903) and a Neo-Classical Revival courthouse (Augusta County Courthouse - 1901).

No discussion of Staunton's architectural significance would be complete without mention of T. J. Collins. A third-generation architect, Collins relocated here from Washington, D.C. in 1891 and formed a brief partnership with a man named Hackett (no first name available). By 1894 Hackett had left Staunton to open his office in Roanoke, but Collins stayed on. He designed several of the above mentioned buildings and was responsible for some 200 new buildings or remodelings in the area. He was the quintessential Victorian eclectic, borrowing ideas for his designs from a variety of times and traditions. After his retirement in 1912, his sons continued the firm as T. J. Collins & Son; the firm is still in existence today.¹² The Beverley Historic District has at least three buildings by Collins & Hackett, sixteen by Collins himself, and five by the firm of T. J. Collins & Son. Staunton is indeed fortunate to have so many professionally-designed structures.

With the increase in population during the last decade of the 19th century, members of Staunton's city council began to realize that the city could not be administered by volunteers. By 1906, council members were studying other forms of municipal government

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and recommended a new form - a municipal director. This individual would assume the responsibilities generally imposed upon the general manager of a business corporation such as maintenance of public utilities and improvements. The plan was adopted, and in 1908 the first city manager in the United States was appointed.

As the 20th century progressed, the city limits were extended quite far into the surrounding county. These suburbs were the new growth areas; the downtown and adjacent residential neighborhoods were left essentially undisturbed by modern development. There was little new construction downtown, although the inevitable modernization of store-fronts occurred, especially after World War II. Few of these alterations extend above the storefronts, and fewer still are completely irreversible. There is only a handful of late 20th-century intrusions, and even these respect the height scale of the district as a whole.

The significance of the Beverley Historic District in Staunton lies both in its history and its architecture. For 240 years this area has been the heart of Staunton-- from its earliest frontier beginnings, through its "boomtown" growth in the late 19th century, to the small city of today. Buildings in the Beverley Historic District continue to exhibit a wide variety of architectural styles popular during the second half of the 19th century and reflect Staunton's prosperity during the Industrial Revolution.

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¹A short history of Augusta County is appropriate here. At the time of the first settlements, this area was part of Spotsylvania County, but in 1734 jurisdiction was switched to the newly created Orange County. An act passed by the Virginia General Assembly in 1738 subdivided the western lands of Orange to form Frederick and Augusta counties. At that time, Augusta stretched from the Blue Ridge Mountains to the Mississippi River; it included nearly all of present-day West Virginia, and the states of Kentucky, Ohio, Indiana, Illinois, and part of western Pennsylvania. Augusta did not become fully independent until 1745, when the first courthouse was built. By 1791, due to continued subdivisions of the county, Augusta was about the same size it is today. Joseph A Waddell, Annals of Augusta County, 2d ed., 1902 (n.p.: C. Russell Caldwell, 1901; reprint ed., Harrisonburg, Virginia: C. J. Carrier Company, 1979), pp. 27, 36-37 (hereafter cited as Waddell, Annals).

²The other four courthouses are described in Waddell's Annals (pp. 534-535) as follows: 1755 - "another log house...(presumably) more commodious than the first; at any rate, it had a chimney and fire place."; 1789 - "A stone house two stories high...used till 1836."; 1836 - "A brick house with wings for clerk's offices, etc., and stately columns in front...taken down in 1900 to make way for the present building."; 1901 - the present courthouse.

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³This incident is described in the National Register Nomination Form for Staunton's Trinity Church, prepared by the Virginia Historic Landmarks Commission, January, 1972.

⁴Waddell's Annals (p. 346) states that Staunton's post office was established in 1793 and that, in 1789, there were only 75 post offices in the entire United States.

⁵Waddell, Annals, p. 350-351.

⁶Ibid., pp. 421-424.

⁷J. Lewis Peyton, History of Augusta County, Virginia, 2d ed. (Bridgewater, Virginia: C. J. Carrier Company, 1953), p. 266.

⁸All four of these buildings are listed on the National Register of Historic Places.

⁹Waddell, Annals, p. 534.

¹⁰This area, because of its convenient proximity to the railroad station, later became the main distribution center for Augusta County as well as for adjacent counties in West Virginia. Today, it is known as the Wharf Area Historic District and is listed on the National Register. It survives today as a reminder of the vitality and importance of Staunton as a transportation depot at the turn of the century.

¹¹"At the latter more passengers are said to embark and disembark than at any other point on the line except Richmond." From Armisted C. Gordon, Staunton, Virginia: Its Past, Present and Future, (New York: The South Publishing Company, circa 1893), p. 61.

¹²The continued existence of the firm is extremely advantageous for Staunton as the present office houses nearly all of the original plans and drawings dating from 1891 on, as well as Collins's collection of architectural books and periodicals.

11. FORM PREPARED BY

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10. GEOGRAPHICAL DATA

204 E. Johnson to Greenville Ave.; thence extending 100' W across Greenville Ave. to line dividing 140 and 142 Greenville Avenue.; thence extending approximately 200' S toward railroad tracks; thence extending about 300' NNW to S. New St.; thence extending about 100' W across said street between 112 and 116 S. New; thence extending 100' N; thence extending 300' W past county office building property, across S. Augusta between 118 and 120 S. Augusta; thence extending 500' SSE to E side of S. Lewis St.; thence extending 1300' N along said side of said street across Johnson, Beverley and Frederick streets to point of origin.

UTM REFERENCES

E 17 668 740	4223700
F 17 668 680	4224110